

RESOLUTION NO. 2015- 11
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR RIO DEL NORTE

WHEREAS, DR HORTON, INC-JACKSONVILLE, A DELAWARE CORPORATION, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Rio Del Norte.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$1,851,022.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$241,438.00 will be required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder (s) to the plat executed by all mortgages identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

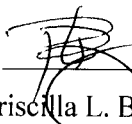
- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;

- d) Office of the County Surveyor; and
- e) Clerk of Courts.


The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of January, 2015.

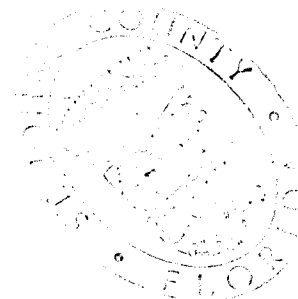
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland


Deputy Clerk

RENDITION DATE 1/21/15

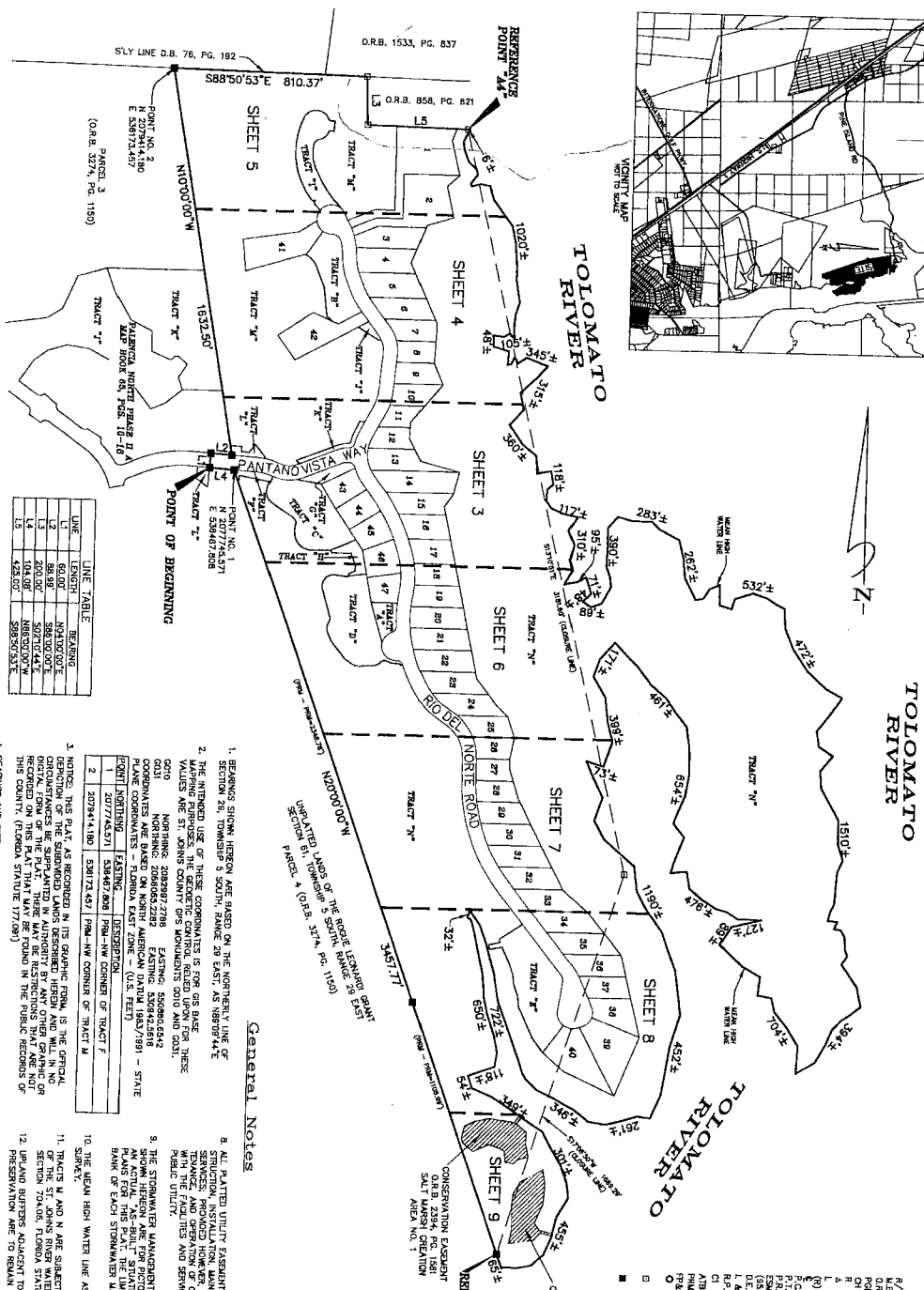
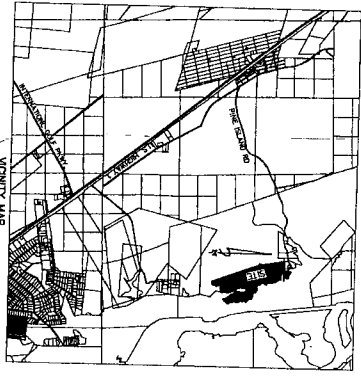


Rio Del Norte

A Portion of The Rogue Leonardi Grant, Section 61, Township 5 South, Range 29 East, St. Johns County, Florida.

MAP BOOK PAGE

SHEET 2 OF 9 SHEETS
47 LOTS, 14 TRACTS IN THIS UNIT



LINE	LENGTH	BEARING
LINE 1	62.00'	N41°00'00"W
LINE 2	28.80'	S89°00'00"E
LINE 3	104.00'	N89°00'00"W
LINE 4	104.00'	S89°00'00"E
LINE 5	428.00'	S89°00'00"E

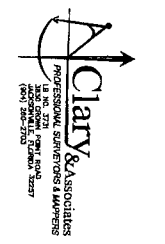
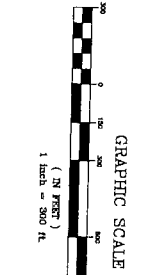
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 29 EAST, AS 189°00'44".
- THE ANGLED USE OF THESE COORDINATES IS FOR GAS BASE MAPPING PURPOSES. THE GEODESIC COORDINATES FOR THESE VALDES ARE ST. JOHNS COUNTY GPS MONUMENTS 0210 AND 0212.
- NORTHING: 2008297.2788 EASTING: 558986.6842
- PLATE COORDINATES - EDWARDS EAST ZONE (NAD 83) - STATE PLATE COORDINATES - EDWARDS EAST ZONE (NAD 83)
- POINT 1: 207774.5271 534427.8042 POINT 2: 207774.5271 534427.8042
- POINT 3: 207774.5271 534427.8042 POINT 4: 207774.5271 534427.8042

General Notes

- NOTICE: THIS PLAT AS RECORDED IN THE PUBLIC RECORDS IS THE OFFICIAL COPY OF THE SUBDIVISION AS RECORDED IN THE PUBLIC RECORDS. ANY CHANGES, ALTERATIONS, OR ADDITIONS TO THIS PLAT MUST BE MADE BY A PLAT REVISION RECORDING ON THIS PLAT THAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY (FLORIDA STATUTE 177.09).
- BEARINGS AND DISTANCES SHOWN ON CHANGES REFER TO CHANGE BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLES SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- THE PLANNING, DESIGN, AND CONSTRUCTION OF THIS PROJECT IS BASED ON THE LATEST DEVELOPMENT PLAN FOR THIS PLAT.
- CERTAIN UTILITIES ARE RESERVED FOR FLOOD POWER AND LIGHT FOR USE IN CONNECTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, TELEPHONE, AND OPERATIONS OF CABLE TELEVISION SYSTEMS, INSTALLATION, MAINTENANCE, AND OPERATIONS OF CABLE TELEVISION SYSTEMS, AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS ARE ACTUAL "AS-BUILT" SITUATION. THEY ARE FROM TOP OF BANK TO TOP OF BANK OF EACH STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENT.
- THE MEAN HIGH WATER LINE AS SHOWN HEREON IS BASED ON PERIODIC SURVEY.
- TRACTS M AND N ARE SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO ST. JOHNS COUNTY ORDINANCE 2008-10, WHICH IS A PART OF THE ST. JOHNS RIVER WATER MANAGEMENT FACILITY & DRAINAGE EASEMENT PRESERVATION AND CONSERVATION PLAN FOR THIS PLAT.

LEGEND

- R/W = RIGHT OF WAY
- M.B. = MAP BOOK
- OR.B. = OFFICIAL RECORDS BOOK
- CH = CHORD DISTANCE
- R = RADIUS
- L = ARC LENGTH
- (R) = RADIAL
- F.C. = POINT OF CURVATURE
- P.T.C. = POINT OF TANGENCY
- E.S.M. = EASEMENT SURVEY METHOD (S&S)
- E.S.M. = EASEMENT SURVEY METHOD (S&S)
- L & E.U. = INTERFERING UTILITY
- R.P. = RADIAL POINT
- CI = APPROXIMATE TOP OF BANK
- MI = MINIMUM
- PR = FLOOD POWER
- PL = PERMANENT CONTROL POINT
- ST = STAMPED PLAT, LB 3721
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